

**ZONING BOARD OF ADJUSTMENT
TOWN OF WEST NEW YORK
COUNTY OF HUDSON**

AGENDA FOR MEETING FOR MONDAY, DECEMBER 13, 2010

The Zoning Board of Adjustment has scheduled a meeting for Monday, December 13, 2010 at 6:30 p.m. prevailing time in the Municipal Chambers at 428 60th Street in West New York, New Jersey.

1. Meeting called to order.
2. Pledge of Allegiance.
3. Roll call of the Board Members.
4. Reading of notice in compliance with Open Public Meetings Act.
5. Minutes.
 - a. Meeting of October 28, 2010
6. Communications, reports and administrative matters.
7. Resolutions – None.

8. Applications.
 - a. Second hearing in matter of application #2010-09, for applicant 521 60th Street WNY LLC, for property located at 5210 60th Street, Block 127, Lot 3. Applicant seeks to legalize an existing illegal basement apartment. Property is located in the C-R Zone. This is a brick building with a total of eight residential units, which is a non-conforming use. This application presents an expansion of a non-conforming use (use variance) for the small illegal basement apartment.

First hearing was held on October 28, 2010.

- b. First hearing in matter of Application #2010-11 for Franklin Avenue Health Club, LLC (West New York Retro Fitness), for property located at 6402 Kennedy Boulevard West and Jefferson Street, Block 158, Lot 15, Block 158, Lots 9, 10 and 11, and Block 159, Lot 15.

Applicant proposes to convert an existing building, a former car dealership, into a fitness center/gym facility. Twelve parking spaces are provided on site at 6402 Kennedy Boulevard West, (Block 158, Lot 15). Additional parking is provided as follows: ten spaces at ____ 64th Street (Block 159, Lot 15) and twenty spaces at ____ Jefferson Street (Block 158, Lots 9, 10 and 11). These two off-site properties already contain surface parking. The total available parking will be 42 spaces.

The property is located in the C-H Heavy Impact Commercial District. The applicant requires a use variance to operate the fitness facility at this location. Use variances are also required for the other two properties, which are both located in the R-M Medium Density Residential District.

9. Payment Resolutions.
 - a. Anne Marie Rizzuto, Esq. – escrow services.
 - b. Anne Marie Rizzuto, Esq. – Town services.
 - c. Metropolitan Court Reporting
 - d. Maser Consulting.
10. Open to public for comments on other matters.
11. Motion to adjourn.

amr 12-9-2010